

FILED
7/3/23 4:41 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Denise M. Colton Debtor,	BANKRUPTCY CASE NUMBER 20-23276-GLT
Nationstar Mortgage LLC as servicer for Lakeview Loan Servicing, LLC Movant.	CHAPTER 13
v.	11 U.S.C. § 362
Denise M. Colton Debtor/Respondent,	Related dkt. No. 142
Ronda J. Winnecour, Trustee Additional Respondent.	

**MODIFIED STIPULATED ORDER RESOLVING MOTION FOR RELIEF FROM
AUTOMATIC STAY**


NOW this 3rd day of July, 2023, in said District, upon agreement of the parties:

This Court FINDS that Nationstar Mortgage LLC, as servicer for Lakeview Loan Servicing (“Movant”) holds a secured interest on Debtor’s real estate located at 544 Jefferson Road, Pittsburgh, PA 15235, as evidenced by the Note and Mortgage attached to Movant’s Motion for Relief filed on April 28, 2023. Said Motion was filed due to the failure to make timely monthly plan payments to the Chapter 13 Trustee.

To resolve the pending Motion for Relief and thereto at Document No. 135, the parties agree to grant the motion and accord stay relief to Movant, subject to the restrictions set forth in the following paragraph.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that said relief shall be stayed so long as Debtor make each and every plan payment in the current amount of \$1,433.00 in a timely and complete manner beginning with the June 2023 full plan payment stated in the Debtor’s most recent filed plan. Should the Debtor default in any plan payment, upon Affidavit of creditor’s counsel or the Trustee, relief shall be immediately effective without further Order of the Court. Any Affidavit of default filed with the Court shall indicate that Creditor’s counsel has confirmed that no payments have been made directly to Movant and that counsel has reviewed the

Trustee's internet site and that a default is evident according to the Trustee's records. Additionally, a copy of the Trustee's report showing the default must be attached to the Affidavit.



Honorable Gregory J. Taddonio hct
U.S. Bankruptcy Court Judge

/s/ Christopher A. DeNardo

Christopher A. DeNardo
PA I.D. #78447
Attorney for Movant
LOGS Legal Group, LLP
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/s/ Julie Frazee Steidl

Julie Frazee Steidl
PA I.D. #35937
Attorney for Debtor
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In re:
Denise M. Colton
Debtor

Case No. 20-23276-GLT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Jul 03, 2023

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 05, 2023:

Recip ID	Recipient Name and Address
db	+ Denise M. Colton, 544 Jefferson Rd, Pittsburgh, PA 15235-3725

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 05, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 3, 2023 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC bnicholas@kmlawgroup.com
Christopher A. DeNardo	on behalf of Creditor Lakeview Loan Servicing LLC logsecf@logs.com
Christopher A. DeNardo	on behalf of Creditor LAKEVIEW LOAN SERVICING LLC logsecf@logs.com
Jeffrey Hunt	on behalf of Creditor Peoples Natural Gas Company LLC ecfpeoples@grblaw.com PNGbankruptcy@peoples-gas.com
Julie Frazee Steidl	on behalf of Debtor Denise M. Colton julie.steidl@steidl-steinberg.com abby.steidl@me.com;r53037@notify.bestcase.com;rlager@steidl-steinberg.com;awerkmeister@steidl-steinberg.com
Keri P. Ebeck	on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com

District/off: 0315-2

User: auto

Page 2 of 2

Date Rcvd: Jul 03, 2023

Form ID: pdf900

Total Noticed: 1

jbluemle@bernsteinlaw.com;kebeck@ecf.courtdrive.com

Lorraine Gazzara Doyle

on behalf of Creditor LAKEVIEW LOAN SERVICING LLC ldoyle@logs.com, logsecf@logs.com

Lorraine Gazzara Doyle

on behalf of Creditor Lakeview Loan Servicing LLC ldoyle@logs.com, logsecf@logs.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

S. James Wallace

on behalf of Creditor Peoples Natural Gas Company LLC ecpeople@grblaw.com PNGbankruptcy@peoples-gas.com

TOTAL: 11